Worksheet

Standard Assignment

Post Occupancy

Suite: [illegible] **Tower:** [illegible] **Date:** [illegible] **Completed by:** ______________

Please mark if completed:

- ✓ Copy of Assignment Amendment
- ✓ Assignment Agreement Signed by both Assignor and Assignee
- ✓ Certified Deposit Cheque for Top up Deposit to 20% payable to <u>Aird & Berlis LLP in Trust</u>
- ✓ Certified Deposit Cheque for Assignment fee as per the Assignment Amendment payable to <u>Amacon City Centre Seven New Development Partnership</u>. Courier to Dragana at Amacon Head office (Toronto). ([illegible])
- ✓ Agreement must be in good standing. Funds in Trust: $ 59,980.00
- ✓ Assignors Solicitors information
- ✓ Assignees Solicitors information
- ✓ Verify if PDI has been completed. If not, Please identify who will be performing the PDI. If the Assignee is performing the PDI a Designate form must be signed by the Assignor to appoint the assignee to complete the PDI. This form must be submitted to <u>customercareto@amacon.com</u>
- Include Fintrac for Assignee - Self employed (Property management & contractor)
- ✓ Copy of Assignees ID
- ✓ Copy of Assignees Mortgage Approval

Administration Notes:

____

____

____

____

____

____

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

ASSIGNMENT

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "**Vendor**") and

THREE STARS HOLDING (ALI FAWZI A. AKAZAZ) (the "**Purchaser**")

Suite **4708** Tower **ONE** Unit **8** Level **46** (the "**Unit**")

It is hereby understood and agreed between the Vendor and the Purchaser that the following changes shall be made to the above-mentioned Agreement of Purchase and Sale executed by the Purchaser on March 05, 2012 and accepted by the Vendor (the "Agreement") and, except for such changes noted below, all other terms and conditions of the Agreement shall remain the same and time shall continue to be of the essence:

Delete: FROM THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Insert: TO THE AGREEMENT OF PURCHASE AND SALE

22. The Purchaser covenants not to list for sale or lease, advertise for sale or lease, sell or lease, nor in any way assign his or her interest under this Agreement, or the Purchaser's rights and interests hereunder or in the Unit, nor directly or indirectly permit any third party to list or advertise the Unit for sale or lease, at any time until after the Closing Date, without the prior written consent of the Vendor, which consent may be arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant occurs, such breach is or shall be incapable of rectification, and accordingly the Purchaser acknowledges, and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement and the Occupancy License, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply. The Purchaser shall be entitled to direct that title to the Unit be taken in the name of his or her spouse, or a member of his or her immediate family only, and shall not be permitted to direct title to any other third parties.

Notwithstanding the above, the Purchaser shall be permitted to assign for sale or offer to sell its interest in the Agreement, provided that the Purchaser first:

(i) obtains the written consent of the Vendor, which consent may not be unreasonably withheld;

(ii) acknowledges to the Vendor in writing, that the Purchaser shall remain responsible for all Purchasers covenants, agreements and obligations under the Agreement;

(iii) covenants not to advertise the Unit in any newspaper nor list the Unit on any multiple or exclusive listing service:

(iv) obtains an assignment and assumption agreement from the approved assignee in the Vendor's standard form;

(v) pays the sum Zero ($0.00) Dollars plus applicable HST by way of certified funds as an administration fee to the Vendor for permitting such sale, transfer or assignment, to be paid to the Vendor at the time of the Purchaser's request for consent to such assignment.

AA

PSV

POSH STYLE VIBE

SUITE 4708 UNIT 8 LEVEL 46

ASSIGNMENT OF AGREEMENT OF PURCHASE AND SALE

THIS ASSIGNMENT made this 26 day of November 2017.

A M O N G:

THREE STARS HOLDING (ALI FAWZI A. ALKAZAZ)

(hereinafter called the "**Assignor**")

OF THE FIRST PART;

- and -

ALHAKAM B BRIFCANY

(hereinafter called the "**Assignee**")

OF THE SECOND PART;

- and -

AMACON DEVELOPMENTS (CITY CENTRE) INC.

(hereinafter called the "**Vendor**")

OF THE THIRD PART.

WHEREAS:

(A) By Agreement of Purchase and Sale dated the 5th day of March 2012 and accepted the 7th day of March 2012 between the Assignor as Purchaser and the Vendor as may have been amended (the "**Agreement**"), the Vendor agreed to sell and the Assignor agreed to purchase Unit 8, Level 46, Suite 4708, together with 1 Parking Unit(s) and 1 Storage Unit(s) in the proposed condominium known municipally as 4011 Bricksone Mews, Mississauga, Ontario (the "**Property**");

(B) The Assignor has agreed to assign the Agreement and all deposits tendered by the Purchaser thereunder as well as any monies paid for extras or upgrades, monies paid as credits to the Vendor (or its solicitors) in connection with the purchase of the Property to the Assignee and any interest applicable thereto (the "**Existing Deposits**"), and the Assignee has agreed to assume all of the obligations of the Assignor under the Agreement and to complete the transaction contemplated by the Agreement in accordance with the terms thereof; and

(C) The Vendor has agreed to consent to the assignment of the Agreement by the Assignor to the Assignee.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the sum of Ten Dollars ($10.00) now paid by the Assignee to the Assignor and for such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subject to paragraph 7 herein, the Assignor hereby grants and assigns unto the Assignee, all of the Assignor's right, title and interest in, under and to the Agreement including, without limitation, all of the Assignor's rights to the Existing Deposits under the Agreement;

2. The Assignor acknowledges that any amounts paid by the Assignor for Existing Deposits will not be returned to the Assignor in the event of any default or termination of the Agreement and the Assignor expressly acknowledges, agrees and directs that such amounts shall be held by the Vendor as a credit toward the Purchase Price of the Unit.

3. The Assignee covenants and agrees with the Assignor and the Vendor that he/she will observe and perform all of the covenants and obligations of the Purchaser under the Agreement and assume all of the obligations and responsibilities of the Assignor pursuant to the Agreement to the same extent as if he/she had originally signed the Agreement as named Purchaser thereunder. The Assignee acknowledges that in the event the Vendor does not receive the full benefit of the HST Rebate, (as defined in the Agreement) for any reason whatsoever, the Assignee shall be required to pay the amount of the HST Rebate to the Vendor on Closing in addition to the Purchase Price, as more particularly set out in the Agreement.

4. Subject to the terms of the Assignment Amendment, the Assignee covenants and agrees with the Assignor and the Vendor not to list or advertise for sale or lease and/or sell or lease the Unit and is strictly prohibited from further assigning the Assignee's interest under the Agreement or this Assignment to any subsequent party without the prior written consent of the Vendor, which consent may be arbitrarily withheld.

AA

5. In the event that the Agreement is not completed by the Vendor for any reason whatsoever, or if the Vendor is required pursuant to the terms of the Agreement to refund all or any part of the Existing Deposits or the deposit contemplated by section 2 above, the same shall be paid to the Assignee, and the Assignor shall have no claim whatsoever against the Vendor with respect to same.

6. The Assignor hereby represents to the Assignee and the Vendor that he/she has full right, power and authority to assign the Agreement to the Assignee.

7. The Assignor covenants and agrees with the Vendor that notwithstanding the within assignment, he/she will remain liable for the performance of all of the obligations of the Purchaser under the Agreement, jointly and severally with the Assignee. For greater clarity, the Assignor may be required to complete the Occupancy Closing with the Vendor.

8. The Vendor hereby consents to the assignment of the Agreement by the Assignor to the Assignee. This consent shall apply to the within assignment only, is personal to the Assignor, and the consent of the Vendor shall be required for any other or subsequent assignment in accordance with the provisions of this Agreement.

9. The Assignee hereby covenants, acknowledges and confirms that he/she has received a fully executed copy of the Agreement and the Disclosure Statement with all accompanying documentation and material, including any amendments thereto.

AB

10. The Assignor shall pay by certified cheque drawn on solicitor's trust account to ~~Blaney McMurtry~~, LLP upon execution of this Assignment Agreement, Vendor's solicitor's fees in the amount of ~~Five Hundred~~ Dollars ($500.00) plus HST.

AA

11. The Assignor and Assignee agree to provide and/or execute such further and other documentation as may be required by the Vendor in connection with this assignment, including, but not limited to, satisfaction of Vendor's requirements to evidence the Assignee's financial ability to complete the transaction contemplated by the Agreement, Assignee's full contact information and Assignee's solicitor's contact information.

12. Details of the identity of the Assignee and the solicitors for the Assignee are set forth in Schedule "A" and in the Vendor's form of Information sheet. Notice to the Assignee or to the Assignee's solicitor, shall be deemed to also be notice to the Assignor and the Assignor's solicitors.

13. Any capitalized terms hereunder shall have the same meaning attributed to them in the Agreement, unless they are defined in this Assignment Agreement.

14. This Assignment shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, estate trustees, successors and permitted assigns, as the case may be. If more than one Assignee is named in this Assignment Agreement, the obligations of the Assignee shall be joint and several.

15. This Assignment Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

IN WITNESS WHEREOF the parties have executed this Assignment Agreement.

DATED this **26th** day of **November** 2017.

Witness	**THREE STAR HOLDING (ALI FAWZI A. ALKAZAZ) (Assignor)**
Witness	**(Assignor)**
Witness	**ALHAKAM B BRIFCANY (Assignee)**
Witness	**(Assignee)**

AMACON DEVELOPMENT (CITY CENTRE) INC.

Per:
Name:
Title: **Authorized Signing Officer**

I have authority to bind the Corporation

PSV - Block 7 - PSV

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Between: **AMACON DEVELOPMENT (CITY CENTRE) CORP.** (the "**Vendor**") and

AA

THREE STARS HOLDING (ALI FAWZI A. ~~AKAZAZ~~) (the **"Purchaser"**)

Suite **4708** Tower **ONE** Unit **8** Level **46** (the **"Unit"**)

It is hereby understood and agreed between the Vendor and the Purchaser that the following change(s) shall be made to the above-mentioned Agreement of Purchase and Sale, and except for such change(s) noted below, all other terms and conditions of the Agreement shall remain as stated therein, and time shall continue to be of the essence.

DELETE: FROM THE AGREEMENT OF PURCHASE AND SALE

NA

INSERT: TO THE AGREEMENT OF PURCHASE AND SALE

Notwithstanding any notice to the contrary which may have been received from the Vendor or its solicitors prior to the date hereof, the parties expressly agree that the final closing date shall be January 8th 2018.

All other terms and conditions to remain the same and time to continue to be of the essence.

Dated at **Mississauga, Ontario** this ______ day of ______________ **2017.**

SIGNED, SEALED AND DELIVERED
In the Presence of:

Witness

Purchaser - Three stars holding (Ali Fawzi A. Akazaz)

AA

Accepted at Toronto this 18 day of December **2017.**

AMACON DEVELOPMENT (CITY CENTRE) CORP.

Per: ______________________ c/s
Authorized Signing Officer
I have the authority to bind the Corporation.

maMS_amd.rpt 27sept16

Schedule "A"

Details of Assignee

ASSIGNEE

NAME: BEHRAAM R BRIFCANY

DATE OF BIRTH: 1982/07/17
YYYYMMDD   SIN #: ____________

ADDRESS: PT 7 - 3880 DUKE OF YORK BLVD
MISSISSAUGA ON L5B 4T7

PHONE: Tel: ____________
Cell: ____________
Facsimile: ____________

E-mail: ____________

ASSIGNEE

NAME: ____________

DATE OF BIRTH: ____________
YYYYMMDD   SIN #: ____________

ADDRESS: ____________

PHONE: Tel: ____________
Cell: ____________
Facsimile: ____________

E-mail: ____________

ASSIGNEE'S SOLICITOR:

NAME: Allison Arici B.Sc., J.D. Barrister, Solicitor and Notary

ADDRESS: 466 [illegible] Rd Suite 202
[illegible] ON L6L [illegible]

PHONE: Bus: 905 491 6111
Facsimile: ____________

E-mail: [illegible]

Ontario
Driver's Licence
Permis de conduire
ON
CANADA
BRIFCANY,
ALHAKAM B
PH7-3880 DUKE OF YORK BLVD
MISSISSAUGA, ON, L5B 4M7
NUMBER/ NUMÉRO
B7411 - 02309 - 20717
EXP/ EXP.
2022/07/17
2017/07/26
HGT/HAUT.
173 cm
DV8001870
M
G
CLASS/ CATÉG.
1952/07/17

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.
It is recommended that the Individual Identification Information Record be completed:

(i) for a buyer when the offer is submitted and/or a deposit made, and
(ii) for a seller when the seller accepts the offer

Transaction Property Address: [illegible] Mississauga

Sales Representative/Broker Name: [illegible]
Date Information Verified/Credit File Consulted: [illegible] 2017

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

1. Full legal name of Individual: [illegible]
2. Address: [illegible] Mississauga [illegible]
3. Date of Birth: [illegible]
4. Nature of Principal Business or Occupation: Self employed [illegible]

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

1. Type of Identification Document*: [illegible]
(must view the original and have a photo. See CREA's FINTRAC materials on REALTOR Link® for examples)
2. Document Identifier Number: [illegible]
3. Issuing Jurisdiction: ON
(Insert applicable Province, Territory, Foreign Jurisdiction or "Canada")
4. Document Expiry Date: [illegible] **Country:** Canada
(must be valid and not expired)

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

1. Name of Canadian Credit Bureau Holding the Credit File:

2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present

☐ Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
- ○ **Name of Source:**
- ○ **Account Number**:** (must be valid and not expired, must be recent if no expiry date)

☐ Verify the individual's name and address by referring to a document or source containing the individual's name and address*
- ○ **Name of Source:**
- ○ **Account Number**:** (must be valid and not expired, must be recent if no expiry date)

☐ Verify the individuals' name and confirm a financial account*
- ○ **Name of Source:**
- ○ **Financial Account Type:**
- ○ **Account Number**:**

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number

Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record *(if applicable)*

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. **Measures taken to Ascertain Identity** *(check one)*:

- ☐ Asked unrepresented individual for information to ascertain their identity
- ☐ Other, explain: ....

Date on which above measures taken: ....

2. **Reason why measures were taken** *(check one)*:

- ☐ Asked unrepresented individual for information to ascertain their identity
- ☐ Other, explain: ....

B. Verification of Third Parties

NOTE: *Only complete Section B for your clients.* Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? *(check one)*:

- ☐ Yes
- ☑ No

Measures taken *(check one)*:

- ☐ Asked if client was acting on behalf of a third party
- ☐ Other, explain: ....

Date on which above measures taken: ....

Reason why measures were unsuccessful *(check one)*:

- ☐ Client did not provide information
- ☐ Other, explain: ....

Indicate whether there are any other grounds to suspect a third party *(check one)*:

- ☐ No
- ☐ Yes, explain: ....

B.2 Third Party Record

Where there is a third party, complete this section.

1. **Name of third party:** ....
2. **Address:** ....
3. **Date of Birth:** ....
4. **Nature of Principal Business or Occupation:** ....
5. **Incorporation number and place of issue** *(if applicable)*: ....
6. **Relationship between third party and client:** ....

Individual Identification Information Record

NOTE: *Only complete Sections C and D for your clients.*

C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

- ☑ Canadian Citizen or Resident Physically Present
- ☐ Canadian Citizen or Resident Not Physically Present
- ☐ Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- ☐ Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- ☐ Other, explain:

Medium Risk

- ☐ Explain:

High Risk

- ☐ Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- ☐ Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.

Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- ☑ Residential property
- ☐ Commercial property
- ☐ Other, please specify: ....
- ☐ Residential property for income purposes
- ☐ Land for Commercial Use

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - If you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

The Corporations Act

ARTICLES OF INCORPORATION (share capital)

Manitoba

29 OCT 2009

DIRECTOR/DIRECTEUR

1 Name of Corporation

Three Stars Holdings Ltd

2 The address in full of the registered office (include postal code)

18 - 18 Carlton Ave. E
Thompson, MB
R8N 1S1

3 Number (or minimum and maximum number) of directors

Minimum number of directors: 1
Maximum number of directors: 7

4 First directors

Name in full	Address in full (include postal code)
Ali Fawzi Alkazaz	18 - 18 Carlton Ave. E Thompson, MB R8N 1S1

5 The classes and any maximum number of shares that the corporation is authorized to issue

common shares - authorized to issue is unlimited

6. The rights, privileges, restrictions and conditions attaching to the shares, if any

common shares are voting shares

7. Restrictions, if any, on share transfers

N/A

8. Restrictions, if any, on business the corporation may carry on

N/A

9. Other provisions, if any

N/A

10. I have satisfied myself that, the proposed name of the corporation is not the same as or similar to the name of any known body corporate, association, partnership, individual or business so as to be likely to confuse or mislead

11. Incorporators

Name in full	Address in full (include postal code)	Signature
Ali Fawzi Alkazaz	18 - 18 Carlton Ave E Thompson, MB R8N 1S1	

Note: If any First Director named in paragraph 4 is not an Incorporator, a Form 3 "Consent to Act as a First Director" must be attached. State the full civic address in paragraphs 2, 4 and 11 – a P.O. box number alone is not acceptable

OFFICE USE ONLY

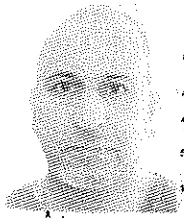
Corporation Number 5964254

Business Number [illegible]

Manitoba

DRIVER'S LICENCE
PERMIS DE CONDUIRE
M.P.I. INSURANCE CERTIFICATE
CERTIFICAT D'ASSURANCE DE LA S.A.P.M.

MB
CAN



1,2 ALKAZAZ
ALI FAWZI A

8 18-18 CARLTON PLACE
THOMPSON MB R8N 1S1

4d LICENCE/PERMIS AL-KA-ZA-F381Q1

4a ISS/DÉL 2016/10/04
4b EXP 2019/03/20
DATE CODES/CODES DES DATES

5 DD/REF 149832906
9 CLASS STAGE/CLASSE ÉTAPE 5F
9a ENDORSEMENTS N

18 EYES/YEUX BRO/BRN
12 RESTRICTIONS 1

15 GENDER/SEXE M
16 HGT/HAUT 160 cm

AL-KA-ZA-F381Q1
1962/11/21

Ali

3 DOB/DDN 1962/11/21

PRELIMINARY MORTGAGE APPROVAL NOTICE

BMO Bank of Montreal

BMO BANK OF MONTREAL
250 YONGE STREET 9TH FLOOR
TORONTO
ONTARIO M5B 2M8

ALHAKAM BRIFCANY

Date 12/13/2017

PH7-3880 DUKE OF YORK BLVD
MISSISSAUGA, ONTARIO
L5B 4M7

Mortgage Loan No.: 3554

Application No.: 98173401424410

We are pleased to advise approval[1] of your request for a mortgage on the following property:

4708-4011 BRICKSTONE MEWS MISSISSAUGA ON L5B 0J7

Loan details are as follows:

Total Loan Amount:	$ 194,000.00	Term of the Loan: 5 years
Default Insurance Premium:	$ 0.00	Amortization period: 30 years
Instalment (principal and interest):	$ 888.78	Kind of Term: [5] Closed
Posted Fixed Interest Rate: [2]	4.990 % per year	Payment Frequency: every month
Your Discount: [3]	1.300 %	
Your Fixed Interest Rate: [4]	3.690 % per year	

Rate Guarantee Start Date: 12/06/2017 Rate Guarantee Expiry Date: 03/06/2018

Date funds are to be advanced: 12/18/2017

Your estimated cost of borrowing expressed as an annual percentage rate (APR) is ______________%.
The calculation of the APR includes your interest cost and, if applicable, the following non-interest costs:
(i) an estimated appraisal and (ii) the cost of default insurance if required by us for a mortgage with a down payment of 20% or more.

This preliminary approval is subject to the Bank receiving:

- A satisfactory appraisal of the property;
- Verification of the information contained in your application;
- Confirmation of approval by the mortgage insurer, where applicable.
- ______________
- ______________
- ______________
- ______________
- ______________

All mortgage loan approvals are subject to there being no material change in your financial status as disclosed in your application and there being no material changes to the property that negatively affect its value. Prior to closing, we will issue you "*Our Commitment to Lend and Disclosure Statement*" specifying the terms of your mortgage and all closing conditions.[6]

Thank you for your mortgage business.

Signature ______________

MUKESH AGGARWAL
Relationship Manager/Financial Services Manager

(877) 469-2020 / 647 401 8285
Telephone No.

[1] This replaces any Preliminary Mortgage Approval Notices previously provided to you.

[2] This is the Bank's posted interest rate for the type of mortgage product you have selected, effective on the date of your interest rate guarantee. The interest rate is calculated half-yearly, not in advance.

[3] This is the discount applied to the Bank's posted interest rate at the time of your new mortgage request, for the type of mortgage product you have selected. The interest rate guarantee may reduce the amount of the discount because the discount is calculated based on the posted rate shown above.

[4] Your interest rate is calculated half-yearly not in advance. Your fixed interest rate is guaranteed from the Rate Guarantee Start Date to the Rate Guarantee Expiry Date (the "rate guarantee period"), if we make the loan within the rate guarantee period. However, we will set a new rate guarantee period if (a) you and we agree to a different type of mortgage product, or (b) your rate guarantee period is longer than 90 days and you change the date funds are to be advanced to a new date that is more than 90 days after the Rate Guarantee Start Date.

[5] An open mortgage gives you the right to prepay all of what is owed at any time without a prepayment charge. Otherwise, the mortgage is closed. Your mortgage documents will contain the prepayment provisions for your type of mortgage product. You can visit our website at www.bmo.com to learn more about prepaying your mortgage.

[6] By this time, an appraisal would have been completed and the applicable fee would be payable by you, even in the event where we do not make the loan.